125.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,270,700 / 1,270,700
					USE VALUE:	1,270,700 / 1,270,700
					ASSESSED:	1,270,700 / 1,270,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ATANASOFF PETER &
Owner 2:	KRATCHOUNOVA LORA
Owner 3:	
Street 1:	28 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ATANASOFF PETER & -
Owner 2:	KRATCHOUNOVA LORA -
Street 1:	28 WILDWOOD AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,931 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2880 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6931.000	699,200	6,400	565,100	1,270,700
Total Card	0.159	699,200	6,400	565,100	1,270,700
Total Parcel	0.159	699,200	6,400	565,100	1,270,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.22 | /Parcel: 441.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 80147
GIS Ref:
GIS Ref:
Insp Date: 11/17/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	699,200	6400	6,931.	565,100	1,270,700	1,270,700	Year End Roll	12/18/2019
2019	104	FV	523,300	6400	6,931.	596,500	1,126,200	1,126,200	Year End Roll	1/3/2019
2018	104	FV	523,300	6400	6,931.	439,600	969,300	969,300	Year End Roll	12/20/2017
2017	104	FV	492,800	6400	6,931.	420,700	919,900	919,900	Year End Roll	1/3/2017
2016	104	FV	492,800	6400	6,931.	389,300	888,500	888,500	Year End	1/4/2016
2015	104	FV	442,500	6600	6,931.	326,500	775,600	775,600	Year End Roll	12/11/2014
2014	104	FV	442,500	6600	6,931.	319,000	768,100	768,100	Year End Roll	12/16/2013
2013	104	FV	459,100	6600	6,931.	303,900	769,600	769,600		12/13/2012

!9659!

PRINT: Date 12/11/20 | Time 00:06:13

LAST REV: Date 09/17/19 | Time 13:57:49 | jorourke

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9659

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATANASOFF PETER	50589-90		1/11/2008	Family		No	No		REMOVAL OF CONDOMINIUM
QUINN PATRICK J	50183-299		10/2/2007	Portion-Asst	372,000	No	No		UNIT 1
QUINN PATRICK J	50078-165		9/10/2007	Portion-Asst	450,000	No	No		UNIT 2
QUINN PATRICK J	48849-250		1/17/2007	Family	10	No	No		
LEDREW CLARENCE	46684-409		12/19/2005		700,000	No	No		
LEDREW CLARENCE	23417-239		7/13/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	80147
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2007	643	Add Bath	4,000	C		G9	GR FY09	add bathroom to 3
4/17/2007	242	Manual	1,000	C		G9	GR FY09	RE-TILE BATHROOM F
5/12/1997	239	Manual	6,200	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2019	Mail Update	JO	Jenny O
11/17/2017	MEAS&NOTICE	HS	Hanne S
11/15/2008	Meas/Inspect	336	PATRIOT
11/14/2000	Hearing Chag	201	PATRIOT
5/3/2000	Inspected	263	PATRIOT
11/1/1999	Measured	266	PATRIOT
7/29/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6931		Sq. Ft.	Site		0	90.	0.91	10									565,135						565,100	

Total AC/HA: 0.15911 | Total SF/SM: 6931 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 565,135 | Spl Credit | Total: 565,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Fair
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01458335
Const Adj.:	0.99989998
Adj $ / SQ:	172.462
Other Features:	162105
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	858910
Depreciation:	159757
Depreciated Total:	699153

COMMENTS

2of= 2 sinks in basement. REMOVAL FILED - NOT CONVERTED TO CONDOS IN PATRIOT DATABASE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

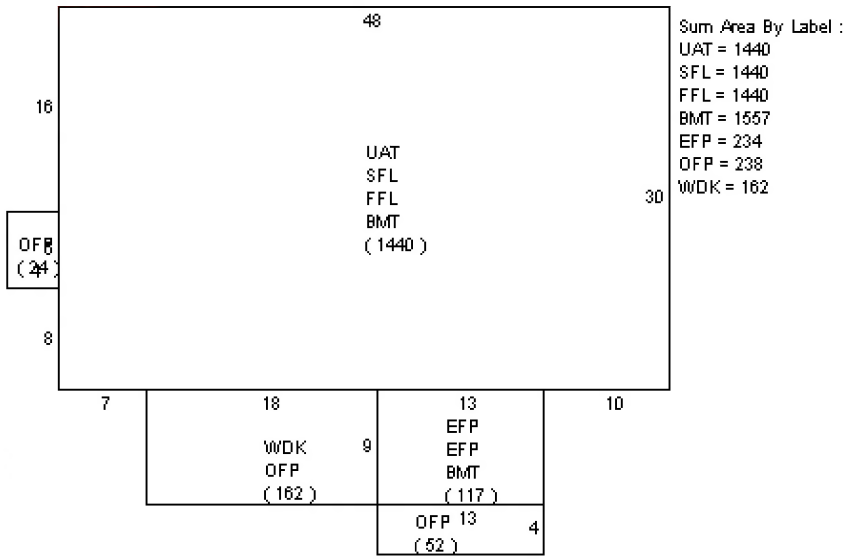
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	189.71
Special Features:	0	Val/Su Net:	128.74
Final Total:	699200	Val/Su SzAd	242.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,557	51.740	80,557
FFL	First Floor	1,440	172.460	248,345
SFL	Second Floor	1,440	172.460	248,345
UAT	Upper Attic	360	68.980	24,835
OFP	Open Porch	238	23.430	5,576
EFP	Enclos Porch	234	38.860	9,092
WDK	Deck	162	12.170	1,972
	Net Sketched Area:	5,431	Total:	618,722
Size Ad	2880	Gross Are	6511	FinArea 2880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	G	GD	1965	28.40	T	30	104			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400